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MINUTES FOR BASE REALIGNMENT AND CLOSURE CLEANUP TEAM MEETING HELD 14
MARCH 1996 KANSAS CITY MO
3/14/1996
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DEPARTMENT OF THE AIR FORCE
AIR FORCE BASE CONVERSION AGENCY
BRAC CLEANUP TEAM MEETING

TRANSCRIPT OF THE BRAC CLEANUP TEAM MEETING
held on Thursday, March 14, 1996, commencing at
12:30 p.m. at 15471 Hangar Road, Kansas City,
Missouri.

PRESENT:

Robert Lodato, OLQ Mr. P. Mark Esch, BRAC
Environmental Coordinator; John McClendon,
Assistant Manager, Richards-Gebaur; Robert Koke,
EPA; Wayne Mizer, Dames & Moore; Kris Davidson and
Robert Geller, Missouri Department of Natural
Resources; and Dennis Wilmsmeyer and David
Malecki, Kansas City Aviation Department.

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1 MR. LODATC: I guess we'd like to
2 get started here. My name is Robert Lodato. I'm
3 with the Base Conversion Agency. I'd like to go
4 around the room and have you introduce yourselves,
5 please.

6 MR. KOKE: Bob Koke with EPA.

7 MR. MIZER: Wayne Mizer, Dames
8 and Moore.

9 MR. McCLENDON: John McClendon,
10 assistant manager out here, Richards-Gebaur.

11 MR. WILMSMEYER: Dennis
12 Wilmsmeyer, Aviation Department.

13 MR. MALECKI: David Malecki,
14 Aviation Department.

15 MS. DAVIDSON: Kris Davidson,
16 hazardous waste, MDNR.

17 MR. GELLER: Bob Geller, MDNR

18 MR. ESCH: Mark Esch, Air Force
19 Base Conversion Agency.

20 MR. LODATC: Okay. Do we have
21 any corrections to last month's, the February 7th
22 meeting, minutes?

23 MR. GELLER: No corrections.

24 MR. ESCH: A few, but I'm going
25 to table my comments until next time. There's

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1 just a few questions.

2 MR. LODATO: Okay.

3 MR. ESCH: Things that I had in
4 here on it.

5 MR. GELLER: If we could I'd like
6 to talk a minute about the transcript, not
7 minutes. I guess the first question is I'm
8 curious about the cost and the benefit of
9 transcribing the entire BCT meeting. The reason I
10 ask, it was an issue that I brought up several
11 months ago about the cost benefit of doing a
12 transcript. We did have at one opportunity, and I
13 will refer to the minutes of the November BCT
14 meeting, we received a summary which I felt was
15 very useful. I'm not aware of the cost
16 differential and the cost to do this one, but I
17 would assume a full transcript for a meeting of
18 this type is probably unnecessary.

19 MR. LODATO: Well, quite honestly
20 cost-wise it's not that much of a difference. You
21 know, the reason we had requested the actual
22 transcripts was because at the last meeting there
23 was a lot of information gone through and we had
24 thought that the transcript would be a good idea
25 so, you know, there's a lot of information there,



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1 there's a lot of mundane information, if you will,
2 redundant information, but for that particular
3 meeting -- and we'll probably do it in some other
4 ones -- we kind of feel that a transcript is a
5 good idea to have to get everything in there. And
6 we can still come up with a -- we can still have
7 them do a summary.

8 MR. GELLER: I guess I'm not
9 asking for a summary unless we can do a summary
10 and keep these transcripts in the tape form and if
11 we ever need to refer to them we can always
12 generate this series of dead trees here if there's
13 a question.

14 MR. LODATO: We can do that.

15 MR. KOKE: I would prefer a
16 summary.

17 MR. GELLER: Save our cost and
18 time for some other useful purpose.

19 MR. LODATO: So what I'll do is
20 I'll request Hostetler to do one transcript and
21 then the summary type.

22 MR. GELLER: I guess a question
23 is do we need the transcript, or can we hold the
24 tape.

25 (Whereupon, a discussion was held

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1 off the record.)

2 MR. LODATO: The next item is a
3 discussion on the blanket purchase agreement that
4 we at Richards-Gebaur have two of them for
5 services, ground water sampling, soil sampling.

6 MS. DAVIDSON: This is the agenda
7 item that I asked for.

8 MR. ESCH: That's correct.

9 MS. DAVIDSON: What do you want
10 to talk about; do you want to talk first about why
11 work has proceeded under this contract without --

12 MR. LODATO: Your concerns --

13 MS. DAVIDSON: -- any attempts to
14 get our --

15 MR. ESCH: Your concerns --

16 MR. LODATO: Yeah, your concerns.

17 MS. DAVIDSON: Can you explain to
18 me why the contract was let on this one.

19 MR. ESCH: We had -- I had talked
20 about the different requirements for that with
21 Glenn and in our BCT minutes, and the BCT had said
22 that, yeah, we probably need to discover if we
23 have PCBs out there. And we went forward under
24 the requirements of the contract that the
25 contractor give us something that has been



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1 recently approved by MDNR within the last 12
 2 months, provide us with a QA/QC plan, health plan,
 3 et cetera, et cetera, and meet all requirements of
 4 MDNR. And when we had reviewed that we felt that
 5 the plans were sufficient for a discovery type of
 6 sampling and had provided the QA/QC plan to MDNR
 7 as a courtesy for discovery sampling to address
 8 MDNR concerns about areas that they would like
 9 sampled because presently we're not concerned or
 10 these areas are not sites at this particular
 11 point. There are just some concerns that MDNR has
 12 expressed about these particular areas, and we,
 13 the Air Force, pulled together our resources and
 14 are trying to address your concerns.

15 When we got your letter that you were
 16 further concerned about some of the quality we did
 17 stop work to see if we can address those
 18 concerns. What I guess was difficult for us to
 19 understand is that in our experience talking with
 20 different companies that they go out, they will
 21 give MDNR a phone call and say we're going to
 22 collect some samples here and that's it.

23 MR. GELLER: Let me respond to a
 24 little bit of that. My understanding is that
 25 before any field activities were going to take



1 place in general at Richards-Gebaur, number one,
2 you were going to have an approved plan, approved
3 with MDNR's final comments, draft comments, we
4 would get ten days to see responses on any of
5 those comments and we would get an opportunity to
6 see the final comments and hopefully see the final
7 approved document. The next step was if there was
8 any field activity to take place we had
9 specifically requested to be advised in advance of
10 that so we could be prepared to provide some level
11 of oversight, whether that was simply watching
12 them sample or possibly taking split samples. And
13 that was across the board for any sites that were
14 being addressed at the Richards-Gebaur base that's
15 under closure. We also have that requirement for
16 essentially all the facilities that we oversight
17 under the federal facility section. And I don't
18 think that request has changed since we've been
19 involved with this base as we've always asked for
20 advance notice and --

21 MR. ESCH: I had been
22 coordinating with Glenn on where we should do it,
23 recording at what depth we needed to collect some
24 of these samples at and I've got a stack of a log
25 of how we had gone through and said, okay, we need



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1 it here, we need it here, we need to take some
2 PCBs at this level and at this level. And we --
3 both of us had agreed at that point, okay, this is
4 where we need to collect samples to further
5 address the additional concerns that MDNR had
6 about SS09. If you will recall, the BCT as a
7 group had said we're not concerned with the soil
8 at SS09 anymore.

9 Well, anyway, when MDNR came out on the
10 POL yard to take samples they came out with four
11 gentlemen in a van to hand auger some --

12 MR. LODATO: Can I just --

13 MR. GELLER: I think we're
14 totally losing the response to our question.

15 MR. LODATO: Okay. I hear the
16 concern is that DNR was not notified, you know,
17 you knew that we would be going out and getting a
18 blanket purchase agreement with the contractors so
19 we can get some real time, we can cut our time
20 back as far as sampling. If we needed something
21 sampled, either ground water or soil, we have a
22 mechanism in place to do that in a timely manner,
23 okay. That part was agreed upon. And also the
24 notification to MDNR was agreed upon, I mean, that
25 was, correct me if I'm wrong, but, you know, we've

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1 agreed.

2 MR. GELLER: We agreed to that
3 months ago.

4 MR. LODATO: Right. And I think
5 where the confusion is coming in is do we as OLC
6 need to notify -- if we're going to go out and do
7 some sampling on our own, if you will, are we
8 required or what is the requirement to have an
9 approved work plan; to go through the steps, if
10 you will.

11 MS. DAVIDSON: This is a blanket
12 plan. This is not site specific.

13 MR. LODATO: Uh-huh.

14 MS. DAVIDSON: As a blanket plan
15 we especially want to look at those, we especially
16 want to see the work that is going to be performed
17 is going to be uniform from the word go. You
18 know, I'm looking at this, I don't see some of the
19 things that are just basic and, you know, then to
20 come in and see that we went to all the trouble of
21 reviewing the document, getting all the comments
22 together and sending them back and work has
23 already proceeded under a blanket and we don't
24 know what your plans are on the site specific
25 basis. Are you just going to send them out there

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1 and say dig a well here, dig a well there without
2 any specific work plan.

3 MR. ESCH: No, that was going to
4 be coordinated with field specific work plans,
5 field specific site health and safety plans to be
6 added to at a later date, once the BCT agreed or
7 the working group agreed we need these particular
8 samples at these particular locations then -- and
9 the BCT was in agreement this is what we need.

10 MS. DAVIDSON: But you've already
11 sampled, and you don't have those in place yet.
12 See what I'm saying. You've done this, you're way
13 ahead of yourself on this.

14 MR. GELLER: We agree with the
15 concept that you agree you go out and sample and
16 turn around and develop a site specific sampling
17 plan. MDNR would look at that and review and see
18 if that meets our needs and requests as far as the
19 level of sampling, how are they going to do it, et
20 cetera, and beyond that let us know when you're
21 planning to sample. If you expect us to look at
22 the data and accept the data as valid we have to
23 be given the opportunity to at least review the
24 sampling procedures in the field as well as the
25 documents and take split samples if necessary. I

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1 mean, that's how we were trying to short circuit
2 all these things is expediting this process.

3 We agree a blanket procedure is
4 appropriate, but we have to approve the purchase
5 order. If we don't meet the basics of this then
6 we may never accept the samples that are collected
7 under that.

8 MR. LODATC: Okay. So not to
9 back up but to move forward with this, okay, we
10 know that we now have a blanket purchase
11 agreement, okay, we've received comments from you
12 folks. Now, before any further work is being
13 done, before we commit to any more sampling then
14 we'll need to submit to you the site specific work
15 plan and prior to that we would have met, you
16 know, BCT wise and come up with a decision on,
17 okay, we need X number of samples here, here or
18 here. And then once that is approved and then a
19 week prior to the contractor coming out we would
20 notify you that we're not proceeding on with this?

21 MR. GELLER: Let me ask one
22 thing. First, I think we need to address all of
23 these comments that Kris has provided to you to
24 see whether your blanket purchase order or your
25 blanket agreement responds to these adequately.



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1 If it doesn't we need to resolve those before we
2 move forward in any sampling plans. Once those
3 issues are resolved then yes, we identify areas,
4 you develop sampling plans, we review those and
5 prior to going out and conducting sampling
6 normally we request two weeks notification
7 recognizing that if you can provide us with that
8 it helps everyone in scheduling. If you can't
9 we'll try to help with scheduling. But our
10 request is two weeks. So I think we can still
11 move forward with the blanket one, but we would
12 expect to see responses to these comments or see
13 how they've been incorporated into your contract.

14 MS. DAVIDSON: There's --

15 MR. ESCH: The contractors have
16 been provided those and are working on responding
17 to them right now. You know, sure, we can provide
18 all the health and safety plans and everything.
19 Most of them have been thinking about providing
20 the health, site specific health and safety plans,
21 site specific field sampling plans and with the
22 general QA/QC plan.

23 MS. DAVIDSON: See, I don't agree
24 with that. I think you should do what you did
25 with the Dames and Moore blanket contract. You



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1 had a blanket health and safety plan, you amended
2 that each time you go out on a specific site. You
3 get that in place first, you get it all approved,
4 all you do is stick in your dates and your regular
5 thing.

6 MR. ESCH: I don't understand.

7 MS. DAVIDSON: You don't redo
8 that each time.

9 MR. ESCH: Our problem is we only
10 have so much money. MDNR has said we are
11 interested in 40 some sites, Congress says you
12 have this much money, that's all you have. And
13 the contractor is telling us that because of the
14 low levels of contaminants that we have out here
15 and primarily all level D type of activity is
16 going to go on, it is more cost effective for them
17 to give you a site specific health and safety plan
18 each time they are tasked with an operation.

19 MS. DAVIDSON: Never heard of
20 anything like that. I don't understand how it
21 could be. I mean, conditions out here are
22 generally going to be the same.

23 MR. ESCH: Again, we'll have to
24 bring in the -- you know, the contractors are
25 working on it, they're going to tell us how much

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1 they can do with this and then where they'll need
2 to know and sit down and talk about how they're
3 going to take care of some of the comments. And
4 we'll need to have a laundry list for them and
5 basically task them with each individual item to
6 correct and negotiate a cost for that upon --
7 based on these type of local purchases.

8 MS. DAVIDSON: I think that we
9 should make it clear that the way you choose to do
10 business -- and I'm going to use the HASP, the
11 Health and Safety Plan for an example, if you
12 choose to have a site specific plan it really has
13 no bearing to us. You can do that. But you need
14 to tell us up front, and you can't expect the
15 State of Missouri to give approval of any action
16 that wouldn't include that kind of document. We
17 cannot do it. If we've done it in the past we're
18 not going to do it in the future. You said these
19 are based on previous documents, and I want to
20 know which previous documents those were so we can
21 go back there and look and see if there was a
22 mistake in those. The other thing --

23 MR. ESCH: Right.

24 MS. DAVIDSON: -- I want to
25 caution you about is --



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1 MR. ESCH: I want to ask this
2 question of the contractors, too.

3 MS. DAVIDSON: -- to get away
4 from the HASP and talk about some of the well
5 items. Some of those items do not meet state law,
6 and we can't approve that either. I mean, it has
7 to meet state law. The procedures for drilling
8 wells or, you know, making them up or whatever you
9 do have to meet state laws and if --

10 MR. ESCH: I understand that.
11 Under that particular blanket purchase order the
12 wells were thrown in there. There was -- there is
13 really only one well that I wanted to drill
14 just -- and that would probably be the end of the
15 well drilling in its entirety.

16 MS. DAVIDSON: But when you give
17 us a blanket document that covers Richards-Gebaur
18 and don't give any explanation and say that this
19 is for one well, then we can't approve that. We
20 would be giving you the license to go out and --
21 not license but approval to go out and dig a well
22 anywhere you wanted on the base under this
23 contract with, you know, with using the procedures
24 set forth in here which would conflict with state
25 law and we cannot do that.

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1 MR. ESCH: I understand.

2 MS. DAVIDSON: Okay.

3 MR. GELLER: I guess that's one
4 of the other reasons why we want you to respond to
5 these because if you're planning to construct one
6 well at a minimum it has to meet state
7 regulations. It's not whether we like it. It's
8 an enforcement whether you constructed it
9 illegally. So I think our division of geology and
10 land survey have looked at the specifics and said
11 you can't build it legally this way if I'm not
12 mistaken.

13 MR. ESCH: Yeah, okay. I
14 understand your position. Is there anything
15 else? I mean, I can't really respond a lot to it
16 because the contractors have not had the
17 opportunity to get back with what they have been
18 doing.

19 MS. DAVIDSON: I just -- I'd
20 repeat Bob's statement in that we think that a
21 blanket contract is the way to go out here, I
22 mean, it's a reasonable use of resources, but I
23 don't want to be in the position of spending time
24 reviewing these documents and pulling comments in
25 and then finding out you've already proceeded on



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1 the work. I mean, it's a waste of my time, and if
2 you're going to do that we'll look at a whole
3 other option. There's no oversight if you're
4 going to go that way.

5 MR. ESCH: I understand.

6 MR. GELLER: The oversight will
7 be with inspection staff, and that's not the way
8 we prefer to do business with Richards-Gebaur.
9 We'd like to work with you in developing these
10 plans to make sure you've covered all of these
11 issues and basically when you produce the data
12 that it's satisfactory to the state and the same
13 to EPA and citizens. So I guess the only thing
14 I'd like to leave with this is that we're
15 expecting you to come back to us with some either
16 written response or a meeting to review these
17 responses to these comments and specifically
18 before there's any other actions conducted --

19 MR. ESCH: And that's what --

20 MR. GELLER: -- under that
21 blanket order.

22 MR. ESCH: And that's the
23 approach we'll be taking.

24 MR. GELLER: Okay. I don't think
25 we have any further comments on it, then.

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1 MR. LODATO: I didn't put this on
2 the agenda, but I'd like Mr. Mizer from Dames and
3 Moore to kind of give an update on the status of
4 the POL yard project for us.

5 MR. MIZER: You bet. I didn't
6 get to stop by there on the way out today, but I
7 was out there yesterday afternoon so I will tell
8 you what was true as of about this time
9 yesterday. Basically we mobilized on the 18th of
10 last month so we've been out there now for right
11 at four weeks. Initially we had to go out and do
12 some electrical work checking electrical
13 connections, adding some electrical connections,
14 doing all the standard mobilization type
15 procedures as you would expect. Having done that,
16 R and R who is the subcontractor for Dames and
17 Moore, came into town on that date and started
18 mobilizing equipment. They have a large trackhoe,
19 they have a front end loader, several other pieces
20 of equipment, the chains and cranes and cutters
21 and everything like that that they need.

22 Having got all that on site we also went
23 out to our abatement contractor, AT Abatement
24 Services, Inc., got them on line and had them come
25 in and complete the lead work in the buildings,



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1 had them do the abatement services in the building
2 for the lead and asbestos to make the buildings
3 ready for demolition. And that work commenced on
4 March 4th.

5 We now have the buildings ready for
6 demolition, and at, again, this time yesterday
7 they said they were about ready to start demoing
8 the first building so it may even be in the
9 process of being demolished as we speak. We have,
10 since we've started, completed the demolition of
11 the first tank. It has been taken down to ground
12 level and hauled off site. A second tank has been
13 taken down to ground level and is currently being
14 hauled off site; I passed one of the trucks when I
15 came in a few minutes ago. And we should start on
16 demolition of the third tank the first part of
17 next week and hopefully by a week from tomorrow
18 we'll have the tank down to ground level.

19 Along with that and during that period
20 we also, prior to starting the demolition, had to
21 go in and do all the testing in the lines and in
22 the tanks to make sure there was no product left
23 in the lines or to make sure there weren't any
24 explosive characteristics to be dealt with. There
25 was a little bit of sludge left in the heating oil

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1 tank. There was nothing in the two jet fuel tanks
2 other than basically just some condensation. But,
3 again, to be on the safe side we flushed the
4 tanks, we purged the tanks, we had the materials
5 hauled off to Essex Waste Management under our
6 hazardous waste contract. We did encounter a
7 little bit of problem when we tried to flush the
8 underground lines. There were some hidden
9 quote-unquote ball valves, check valves in the
10 lines that were closed and we couldn't flush the
11 tanks out so we had to bring someone out from our
12 office here to go through that, someone who was
13 familiar with that. We got all the valves open
14 and back flushed it from the other end, and I
15 think we hauled off approximately 1,000 gallons of
16 product and rinse from the two flushings that we
17 did to guarantee the lines were empty. So that's
18 the status as of today.

19 Now, we have uncovered after doing three
20 rounds of testing to be absolutely sure, we have
21 discovered that virtually all of the underground
22 piping on the site is encased in asbestos
23 material. It varies I believe from 10 to 40
24 percent composition on the asbestos material.
25 Some of it is of a friable nature so we have to



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1 comply with all regulations in disposal of this.
2 Since this was not in the original intent of the
3 contract -- I hate to use the word out of scope,
4 but it wasn't in our intent of the contract with D
5 and D Underground Piping, that it was covered with
6 asbestos, we did not have a contractor who is
7 Missouri state certified to do this. R and R
8 International, who is our primary subcontractor
9 here on site, does not have those persons, and we
10 do not want to go through them to hire a
11 contractor. It would be more cost effective for
12 Dames and Moore to do that directly. Again, the
13 people at AT Abatement that are doing the other
14 work for us are fully qualified, Missouri
15 certified and ready to hit the ground running at a
16 moment's notice to continue on with this. So one
17 of my actions this afternoon at the end of this
18 meeting is to go back to my office and call Mary
19 Ellen Lake, the contract administrator at AFCEE,
20 and find out if we can transfer the monies from
21 the R and R contract over to AT Abatement and
22 continue with both contractors on site
23 simultaneously or if I have to go out for
24 competitive bids to comply with the Air Force
25 procurement guidelines. Depending upon that we'll



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1 either have them both working simultaneously or we
2 will complete the R and R work and mobilize
3 whichever contractor is chosen out of the bid and
4 do the underground piping at the last.

5 MR. ESCH: Have you worked on any
6 schedule delays?

7 MR. MIZER: No. I just called
8 Fred Waterman, the program manager, two hours ago
9 and informed him of this. He said to make sure we
10 did everything according to regulation and
11 according to the contracts and that we've got the
12 appropriate contract modifications if required.
13 He would take care of any funding requirements if
14 required, but he said we need to adjust the
15 schedule, we need to submit something to contracts
16 in writing with any concerns of additional work or
17 delays in schedule or anything like that, and then
18 the Air Force would work with us to make a joint
19 decision to try to keep things as close to the
20 schedule as we can. But doing it right takes
21 precedence over meeting schedule.

22 MR. ESCH: Oh, yeah.

23 MR. MIZER: So that's pretty much
24 where we are right now.

25 MR. GELLER: I guess one of the

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1 things, I'm not that familiar with all the
2 asbestos abatement projects, all the regulatory
3 requirements, but I know one of the initial things
4 is to notify them of an asbestos abatement project
5 and I want to know.

6 MR. MIZER: We went through, not
7 only do we have AT Abatement Services doing the
8 work, we have hired the services of Ramsay
9 Schilling as our personal on-site consultant so
10 they are operating as the Dames and Moore
11 oversight. So we've got all the applicable
12 permits, applications, notifications and
13 everything being done by Ramsay to make sure there
14 are no gotchas there.

15 MR. GELLER: One thing we would
16 request on any of those permits for our benefit is
17 at least providing CCs of any correspondence with
18 any of the regulatory programs to at this point
19 probably Kris.

20 MR. MIZER: Okay.

21 MR. GELLER: So that if there's a
22 question of have you provided the appropriate
23 permits or requests, anything to do with
24 Richards-Gebaur out here, we probably recommend
25 that you do that hopefully to expedite the process



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1 and make sure that if there are questions that
2 come up as part of those permits we can try to
3 resolve those working with you.

4 MR. MIZER: Be happy to. And
5 along with that, when we originally put Ramsay
6 Schilling under contract we thought it was only
7 for the abatement of the buildings. Now that this
8 has gone into the underground piping I am giving
9 them a blanket purchase order as a consulting firm
10 to answer any questions that we may have. Dames
11 and Moore also provides the services, but our
12 people are off site and I would much prefer having
13 someone here that I can bring out to the site on a
14 moment's notice under a contract rather than
15 waiting for an answer from my Tulsa office. So,
16 again, to be on the safe side, I'm giving them a
17 blanket purchase order for consulting until this
18 issue is totally resolved to everyone's
19 satisfaction.

20 MR. GELLER: Can you, I guess
21 from my standpoint, highlight when you expect to
22 go from this phase of the project as far as the
23 tank demolition and piping removal, just ball park
24 to I guess the subsequent phase of --

25 MR. MIZER: Ball park figure and

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1 we may still -- we hoped to be done with phase one
2 by the end of March. If we have to do the
3 underpiping simultaneously there may be a couple
4 of weeks delay there.

5 MR. GELLER: Okay.

6 MR. MIZER: The next thing is to
7 go to phase 2, site characterization, and we are
8 waiting on final comments at this time so we can
9 finalize the phase 2 plans. As soon as we get
10 those we'll turn the plans around very quickly,
11 and that part, I think we've given an outside
12 limit on that of no more than 30 days to do the
13 site characterization. I think that's a very
14 liberal estimate so hopefully during the month of
15 April we'll be able to complete based on the
16 notice to proceed and everybody's buyoff on that.
17 And then, as you know, phase 3 is contingent upon
18 what we find in the site characterization.

19 MR. GELLER: Do you want to talk
20 a little bit about submitting those documents out
21 for review and comments?

22 MS. DAVIDSON: Okay. We have
23 three reviewers going over phase 2 right now, and
24 I've asked them to get comments back to me. I
25 gave them I think three weeks on that, and we



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1 expect to make the 30-day deadline.

2 MR. MIZER: Okay.

3 MS. DAVIDSON: If we can make it
4 any faster, we'll certainly try.

5 MR. MIZER: We will appreciate
6 that. We would like to keep the continuity going
7 as we can.

8 MS. DAVIDSON: It's a little
9 difficult for me right now because I have to go
10 back and look and see how this has been -- what
11 the history on delivery order 4 is and it's just a
12 big learning curve for me.

13 MR. MIZER: Along with that I
14 certainly don't want to circumvent the chain of
15 command or any of the procedures that have been
16 established, but because I know you've lost some
17 of the continuity on the program, if you have any
18 questions that we can help with please call us or
19 call through Mark to us and let us help you with
20 any of those. Because I have noticed a couple of
21 comments that have come back, there are things
22 that Glenn Golson had been involved with and we
23 had several times in-hallway conversations that
24 you may be seeing for the first time in the form
25 of documents that we might be able to help with

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1 there.

2 MR. GELLER: I think after the
3 reviewers have had time to get through all the
4 documents that may be necessary or appropriate.
5 If nothing else, facilitate a conference call to
6 go over the major issues.

7 MR. MIZER: Or we would be glad
8 to come down like we did before and answer
9 whatever you need to real time and keep the
10 project going.

11 MR. GELLER: Okay.

12 MS. DAVIDSON: Okay.

13 MR. GELLER: We will keep your
14 number.

15 MR. LODATO: Thanks, Wayne.

16 MR. ESCH: I'll pass out a letter
17 here. These were two compliance areas identified
18 in our list of things to close out, two
19 underground storage tanks that had been removed by
20 Dames and Moore just before the last air show.
21 They sent out a final closure documentation on
22 that to the UST Division, and the UST Division has
23 reviewed that and come back and has closed out
24 those underground storage tanks. So our proposal
25 at this time would be as a BCT to concur with the



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1 MDNR position.

2 MS. DAVIDSON: What's the parcel
3 that that's in?

4 MR. ESCH: That would be in
5 parcel A-2. It would be listed as a compliance
6 item in 1-2. With regards to FOST-ability or a
7 parcel being transferable underground storage
8 tanks were excluded from the FOST-able part of the
9 CERFA regulation so that it may not be in that one
10 list as being an item of interest on the FOST-able
11 end of it, but it is an item of interest on the
12 compliance end of things for us as a closure.

13 MR. GELLER: Just curious, was a
14 copy of the closure document provided to Glenn
15 Golson?

16 MR. ESCH: Yes.

17 MS. DAVIDSON: 962.

18 MR. ESCH: Yeah, and he
19 coordinated both of those, coordinated with them
20 on this, and my understanding was that he asked --
21 I mean, they asked him some questions about it, he
22 responded, et cetera, and there was some
23 communication between Glenn and Jim Crowley 'ph,
24 or something like that --

25 MR. GELLER: Growney.



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1 MR. ESCH: -- in a leaking
2 underground tank division on this.

3 MS. DAVIDSON: That was one that
4 you issued notice to proceed before DNR comments
5 were addressed.

6 MR. GELLER: It's up on the
7 flight line.

8 MS. DAVIDSON: Same contract as
9 942 on the hydrant link.

10 MR. ESCH: Yes. We had notified
11 MDNR under the rules of underground storage tank
12 closure and Dames and Moore provided us
13 documentation of that and we notified you under
14 the present rules for closing underground storage
15 tanks that where there was no suspected release,
16 and that was when it was first brought to light,
17 that the federal facility section would also like
18 to be informed on any type of activity and CC-d,
19 if you will, on activities with the other
20 divisions.

21 MS. DAVIDSON: Well, yeah, but I
22 think that arose more from 620-A which we have
23 more of a problem with than 962-A and B.

24 MR. ESCH: 620-A was an acid,
25 waste acid tank.



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1 MR. ESCH: It had partial AES.

2 MR. GELLER: Similar concern with
3 this one, though.

4 MS. DAVIDSON: Is it?

5 MR. GELLER: Similar concern that
6 the tanks were being removed without notification,
7 opportunity to sample or oversight of the
8 procedure. At this point I don't know that we
9 have any specific -- if your UST folks have
10 approved this. At this point we have no reason to
11 disagree with that.

12 MR. ESCH: And how does EPA feel
13 on this?

14 MR. KOKE: If they've approved
15 the removal, it's fine with us.

16 MR. ESCH: You concur?

17 MR. KOKE: Yeah, we concur.

18 MS. DAVIDSON: And so what's the
19 next step in this you're going to do?

20 MR. ESCH: Nothing. I mean,
21 that's all that's required by law.

22 MS. DAVIDSON: You're going to
23 transfer the parcel?

24 MR. ESCH: No, this is just one
25 component of that parcel. There's several



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1 components within parcel A-2 that need to be
2 closed out, and this is just one small component
3 within it.

4 MS. DAVIDSON: Okay.

5 MR. ESCH: A-2 has at least ten
6 different areas that we're looking at, and this is
7 just one part of it.

8 MR. GELLER: Okay.

9 MR. ESCH: I was going to get
10 together some final parcel boundaries and
11 basically a meets and bounds, if you will, of the
12 various parcels that we discussed in our last
13 meeting. I encountered a problem in the computer
14 program that it won't allow me to close out my
15 last meets and bounds, the two lines are off by 10
16 feet, and so I've got to go back through A and
17 work on it again. So I'm going to have to tabulize
18 final parcel boundaries until the next meeting.

19 Generally speaking, though, I'll address
20 that a little bit. In order to make the program
21 work I had to modify a few points, like pull a
22 point from this to here and from a perpendicular
23 intersection here to a point, a defined point
24 right there to be defined later (indicating by
25 meets and bounds that the U. S. Marine Corps



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1 survey comes in with for parcel O-1, O-2, E-1-A
2 and some of the other land that they have been
3 getting to actually identify what areas that
4 they're going to get. Some of the general
5 boundary lines here match where the Kansas City
6 Aviation Department has originally said and
7 identified various reuses for these parcels. So
8 far we're doing pretty good. On some of these
9 areas they're actually coming up cleaner than the
10 requirement. But, anyway, that's -- we'll hit on
11 that next time.

12 On underground storage tank 620-A I sent
13 out a package to MDNR and to EPA on why we believe
14 that the parcel should be classified as A-3. The
15 3 classification is really probably pretty
16 conservative on our part because we haven't -- the
17 samples do not identify any release had ever
18 occurred there. But assuming that there just --
19 it may not be detectable we've gone ahead and
20 classified it as A-3, as one that would be below
21 an action level.

22 MR. GELLER: For category 3 can
23 you kind of describe what that means for Kris'
24 benefit.

25 MR. ESCH: The Department of



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1 Defense has four categories for transferable
2 property. What the categories do is identify the
3 Department of Defense's requirement for
4 notification of storage, of releases, et cetera,
5 that are contained within the CERFA amendment to
6 CERCLA. And that's all codified in 40 CFR 373.

7 MR. GELLER: So category 3 means
8 what?

9 MR. ESCH: That the parcel would
10 be transferable, a notice would be given to the
11 reuser that hazardous materials were stored on the
12 property, there is a possibility that the
13 hazardous materials were released to the property
14 but there is no indication that the hazardous
15 materials are in excess of an action level on the
16 property.

17 MR. GELLER: And currently that
18 parcel that we're talking about, the one you
19 referred to, is for 620-A, that's parcel what?

20 MR. ESCH: That would be --
21 that's parcel B-7.

22 MR. GELLER: And the current
23 CERFA category for B-7 is what?

24 MR. ESCH: There is no category
25 because there has not been an agreement yet on a

1 category for that parcel by the BCT. Air Force
2 believes that it is a category 3 parcel.

3 MS. DAVIDSON: We're reviewing
4 that document right now.

5 MR. ESCH: You are?

6 MS. DAVIDSON: I have it out for
7 review.

8 MR. ESCH: So you haven't got a
9 complete review on that?

10 MS. DAVIDSON: It will be a while
11 before we can --

12 MR. ESCH: Should we table that
13 item until the next meeting?

14 MS. DAVIDSON: We'll have a
15 written response for you.

16 MR. ESCH: Or would it be
17 appropriate for any preliminary response at this
18 time?

19 MR. GELLER: I don't think
20 there's anything at this point that we have.

21 MR. ESCH: Okay.

22 MR. GELLER: To identify a
23 category.

24 MR. ESCH: If you need any
25 further information just give me a -- contact me

1 on that.

2 MR. GELLER: Okay.

3 MS. DAVIDSON: Okay. Have you
4 had a chance to look at 620-A?

5 MR. KOKE: I did read that, and I
6 thought the results were logical. I mean, I
7 didn't have any reason to believe that that wasn't
8 a category 3. I don't have any of my reports
9 now. They're all down in the file center because
10 of this administrative record, but that was --
11 that's my recollection of the documents.

12 MR. ESCH: I tried to -- I
13 attached, you know, all the information that we
14 had on it at this point.

15 MS. DAVIDSON: Was there any
16 ground water down there; there wasn't any?

17 MR. ESCH: No. It hasn't gone
18 beyond a discovery phase at this point.

19 MS. DAVIDSON: We'll get back to
20 you when we get a review done.

21 MR. ESCH: One of our
22 difficulties has been it has never been clearly
23 identified by MDNR if the tank and its use
24 qualifies under a 40 CFR 265 closure or if it
25 qualifies under a 40 CFR 280 closure when --



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1 MS. DAVIDSON: RCRA versus
2 CERCLA.

3 MR. ESCH: RCRA versus CERCLA.

4 MS. DAVIDSON: That's one of the
5 things that we're looking at, too, right now.

6 MR. ESCH: Recognizing that the
7 usage that we've identified here is a typical
8 active Air Force base usage, those numbers came
9 from Wright Patterson Air Force base in Ohio.

10 MS. DAVIDSON: What numbers?

11 MR. ESCH: The usage, how the
12 tanks are used, how much volume is generated out
13 of their laboratories when they test fuel.

14 MR. GELLER: It's not from
15 records maintained by Richards-Gebaur?

16 MR. ESCH: There were no records
17 available, so we had to go to an active Air Force
18 base and find out what the usage of these tanks
19 are both historically and currently.

20 MR. GELLER: Okay.

21 MR. KOKE: Is it sufficient to
22 concur in this meeting, or do you need a letter
23 with it from us?

24 MR. ESCH: If you would like to
25 concur it's on record.

1 MR. KOKE: Okay.

2 MR. ESCH: Are you saying --

3 MR. KOKE: I mean, I read the
4 report and I felt your conclusions were correct,
5 but I didn't do any independent testing or
6 anything like that.

7 MR. ESCH: Okay. We'll note it
8 in that list that you also -- EPA also believes
9 that parcel B-7 should be categorized a DODECC 3
10 or a BCT Environmental Condition Category 3.

11 MS. DAVIDSON: B-7 did you say?

12 MR. ESCH: Yeah, B-7.

13 MR. KOKE: We looked at that.

14 Isn't Bob -- didn't we -- I kind of remember the
15 piping underneath.

16 MR. ESCH: We went -- yeah, that
17 was the one that had the cast iron piping in the
18 sink.

19 MR. KOKE: Yeah, okay. I
20 remember that.

21 MR. ESCH: We walked through that
22 when KCAD gave us a false alarm about they thought
23 they were going to lease the area. I'm just
24 giving you a hard time.

25 MS. DAVIDSON: And it was my



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1 understanding you gave those packets out because
2 we had asked for all background information on
3 that.

4 MR. ESCH: That's correct.

5 MS. DAVIDSON: Okay. So we're
6 looking at it.

7 MR. ESCH: Try to put it all
8 together in one place so that you could take a
9 look at it and, you know, to -- it's an
10 outstanding issue that just needs to be cleared
11 up.

12 MS. DAVIDSON: Okay.

13 (Whereupon, a short recess was
14 had.)

15 (Whereupon, Mr. Mizer left the
16 meeting.)

17 MR. LODATO: We've kind of
18 shifted around on the agenda and we are planning a
19 site inspection of parcel E and parcel B-6 and
20 we'll be doing that shortly. Do we have any
21 comments or concerns, questions, from KCAD?

22 MR. WILMSMEYER: KCAD being
23 Kansas City, Missouri, Aviation Department, no.

24 MR. MALECKI: I don't have any.

25 MR. WILMSMEYER: None. I talked



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1 with Mark earlier. We had hoped to take some
2 storm water samples today for the storm water
3 permit. As of this morning at about 10:00
4 o'clock, 10:30, we didn't have significant enough
5 rainfall to do it, but it looks like we'll end up
6 getting it so we may have to wait a little longer
7 for those to be forwarded to MDNR.

8 MR. GELLER: Okay.

9 MR. LODATO: Are there any areas
10 of concern that need to be discussed, any kind of
11 conclusions as to where we're going to kind of
12 summarize earlier conversation?

13 MS. DAVIDSON: I'm sorry, I
14 didn't understand that.

15 MR. LODATO: Well, I have a
16 question on the blanket purchase agreement on how
17 we're going to proceed. I've got an understanding
18 of how you, as DNR, wants this to work, and I
19 think it can work. We've already agreed what the
20 order or the process needs to be, and I do know
21 that the comments that you have on the work -- or
22 the contractor's statement of work and those
23 comments have been forwarded off to the contractor
24 to respond to along with I know Mark's responding
25 to some of those. And the sampling that had been



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1 planned is now on hold until those issues are
2 resolved.

3 (Whereupon, a discussion was held
4 off the record.)

5 MR. ESCH: I have things that I
6 need to hit on real quick that are not on the
7 agenda.

8 MR. GELLER: Robert, did you
9 answer your own question on blanket purchase
10 agreement?

11 MR. LODATO: Yes.

12 MR. GELLER: Okay.

13 MR. LODATO: Yeah. Once we get
14 the approval for the overall work plan and then
15 we've decided that it would be site specific, we
16 would amend the health and safety plan, the
17 sampling plan site specifically and we would give
18 you two weeks notification.

19 MR. GELLER: Prior to sampling.

20 MR. LODATO: Prior to sampling.

21 MR. GELLER: Right. I guess the
22 field activity that may generate samples, that's
23 what we're looking for.

24 MR. ESCH: How do you typically
25 collect your duplicates?



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1 MR. GELLER: Depends on the type
2 of sample we're collecting. I mean, actually we
3 would just provide the containers or --

4 MR. ESCH: The containers, the
5 cooler, the prepaid Fed-Ex package.

6 MS. DAVIDSON: We hand carry.

7 MR. GELLER: We would deliver
8 it. We hand carry our samples back. If it
9 provides personal protective gear then our people
10 would be out here to collect the splits or
11 oversight it.

12 MR. ESCH: Okay.

13 MR. GELLER: Depends on the
14 samples that we're collecting.

15 MR. ESCH: The concern that some
16 of the contractors were raising was the
17 differences in the health and safety plans and the
18 liability for MDNR personnel and not just their
19 own within the exclusion zone.

20 MR. GELLER: Right. Generally we
21 don't enter the exclusion zone unless it's
22 personal protective.

23 MR. ESCH: Their preference is to
24 have the -- they have an observer inside while
25 they do everything and deliver the samples outside



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1 the exclusion zone for pickup.

2 MR. GELLER: Yeah, if it's -- if
3 there's no protective gear necessary then we --
4 we'd review the safety plans and go in. But if
5 there's protective gear that's required, then,
6 yeah, we wouldn't enter.

7 MR. ESCH: Under this BPA I would
8 not expect anything over a level D, and if there's
9 anything over a level D they've got the 40-hour
10 training, they'll know. Let's get the guys that
11 know what has to be done --

12 MR. GELLER: Right.

13 MR. ESCH: -- in this case.

14 MR. GELLER: We have the
15 capability to go to level A so that's not a
16 problem.

17 MS. DAVIDSON: We have a full
18 staff in the environmental services program. They
19 also have all the 40-hour training and then some,
20 and they also have medical monitoring. Everyone
21 we send out on site has medical monitoring.

22 MR. ESCH: The people at both
23 TAPAM and HDB assured me they also have medical
24 monitoring as well.

25 MS. DAVIDSON: And I don't doubt



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1 that, but I --

2 MR. ESCH: It's just that they
3 did not provide a health and safety plan along
4 with that. I just got the HDB one and can run a
5 copy for you in a cover letter, whatever.

6 MS. DAVIDSON: If you want to go
7 further with that, you had asked for guidance on
8 what we look for on checklists.

9 MR. ESCH: Yeah.

10 MS. DAVIDSON: You might want to
11 look through this. These are some of the
12 documents that we use for guidance. For instance,
13 on a health and safety plan, we go to this EPA
14 publication and basically go through there for the
15 HASP information requirements. We look for all
16 this, okay. Do you have these kind of
17 publications; do you have this?

18 MR. ESCH: I have access to
19 them. It takes agencies within the government
20 longer to get government documents than external
21 requests.

22 MS. DAVIDSON: I wish you'd take
23 the opportunity to look through here, and if
24 there's anything of these that you don't have that
25 you feel are necessary to be able to look at these



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1 documents before we look at them and know that
2 we're going to go down this checklist and say is
3 this here, is this here, we'll be happy to get you
4 copies of these.

5 MR. ESCH: That's why I asked
6 because it would help me a lot.

7 MS. DAVIDSON: This is what I'm
8 going to hand my new project manager for
9 Richards-Gebaur and say, "This is how we're going
10 to review these documents." There's more, there's
11 a lot more of them, but generally this is a start.

12 MR. ESCH: Okay.

13 MR. GELLER: And on that note
14 with the new project manager we're hoping to have
15 that person on board probably or possibly within
16 the next couple of months. That's about as soon
17 as we can provide it.

18 MR. ESCH: One to two months.

19 MS. DAVIDSON: We start
20 interviewing in about a week.

21 MR. ESCH: I want to jump to an
22 item that's not on the agenda. It's a request
23 because Fred Waterman is going on reserve duty
24 tomorrow. There is on delivery order 3 for IRF
25 sites 7 and 8 we have that work plan and you have



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1 sent the draft final comments to us on that.

2 MS. DAVIDSON: What's delivery
3 order 3?

4 MR. ESCH: Site 7 and 8 which is
5 the leaking underground storage tanks that have
6 been removed way back when. They have biovents
7 out here.

8 MS. DAVIDSON: Okay.

9 MR. ESCH: The closure of that
10 one. And then the site which is the test cell
11 area, that is the site where they put in an I with
12 a station, they found some fuel floating in a
13 trench, they went in and took a whole bunch of
14 borings all around it, didn't find anything over a
15 wide radius so they're going to go back and focus
16 in on the exact location that they saw and
17 witnessed this leak. Fred said that the
18 contractor, Dames and Moore, is requesting a
19 notice to proceed to get the dry season monitoring
20 samples before it becomes real wet. The
21 outstanding comments appear to be later in the
22 project, i.e., I want to just kind of go over some
23 of them, i.e., decommission biovents. The comment
24 was the well driller must be permitted by the
25 State of Missouri. I can assure you the well



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1 driller is the same one that is permitted out here
2 that's going to be by Missouri and they'll revise
3 that to reflect it. Sections referred to a
4 bioremediation facility.

5 MS. DAVIDSON: Which is phase 3
6 of your POL yard.

7 MR. ESCH: Right, which is phase
8 3 of the POL yard. It goes further on to indicate
9 that there's no guidance on petroleum stockpiles.
10 Under this delivery order there is no provision
11 for them to stockpile, they don't -- they're not
12 going to stockpile it, it is a direct haul. They
13 are doing a cost effective analysis right now on
14 treatability studies because it costs so much and
15 it is more cost effective for them to run the TPH
16 analyses and haul it to a landfill if it's less
17 than a thousand yards which it very well appears
18 that it probably is.

19 So the comment might be back -- again,
20 this is a later point in the contract and what I'm
21 going to do after this meeting is give him my okay
22 to go ahead and notice to proceed with the
23 understanding that if MDNR is uncomfortable with
24 the resolution of these comments in the final that
25 we can place a stop order right there and say no

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1 more work, you need to resolve these comments,
2 outstanding comments that MDNR has. Are you
3 comfortable --

4 MR. GELLER: I'm afraid we really
5 don't -- I'm sorry we missed that. Are you going
6 to be providing us with responses to these
7 comments?

8 MR. ESCH: Yes, and we will be
9 providing you with a final work plan to these.

10 MR. GELLER: Okay.

11 MR. ESCH: However, we are going
12 to give the contractor a notice to proceed because
13 these comments are at a later stage in the --
14 address problems with the later components.

15 MS. DAVIDSON: Can I see that
16 again?

17 MR. ESCH: Sure.

18 MS. DAVIDSON: I didn't bring
19 that copy with me. And I can tell you right away
20 if that's --

21 MR. ESCH: Just flip through,
22 those were the comments in the draft final. Wayne
23 and I went over those verbally on how we're going
24 to respond, how they're going to respond to all of
25 them so if you have any questions at this time how



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1 Dames and Moore is going to respond let me know so
2 I can clear those up.

3 MS. DAVIDSON: Well, the
4 questions on the POL yard, I agree they can be
5 referred until you -- and correct me if I'm
6 wrong -- until you complete phase 1 and part of
7 phase 2 of the POL yard.

8 MR. ESCH: Uh-huh.

9 MS. DAVIDSON: That's what you're
10 asking?

11 MR. ESCH: Right, this notice to
12 proceed is for these other two sites.

13 MS. DAVIDSON: Right.

14 MR. ESCH: It's not for any
15 action under phase 2 or phase 3 of the POL yard
16 work.

17 MS. DAVIDSON: Well, the final
18 disposition of delivery order 3 depends on whether
19 or not you build a bio-cell, and you don't know.

20 MR. ESCH: As an option. Okay.
21 That may be the misunderstanding. There are two
22 options for the disposal of the soil in the work
23 plan at site A. One option is if there is
24 available room in the land farm and it is
25 treatable, the soil would be moved up there. The



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1 other option is to characterize the soil, put it
2 in dump trucks and haul it to Laidlaw Landfill.
3 The second option appears to be the most viable
4 should the samples come back indicating it's less
5 than a thousand cubic yards of soil that we have
6 to deal with. It is more cost effective to deal
7 with 700 cubic yards of soil by hauling it to the
8 landfill than it is to conduct a treatability
9 study and then treat it over a long period.

10 MS. DAVIDSON: I'm not clear
11 here. When you're talking about a thousand cubic
12 yards, are you talking about delivery order 3 or
13 are you talking --

14 MR. ESCH: 3.

15 MS. DAVIDSON: -- about 3 and 4?

16 MR. ESCH: Just 3.

17 MS. DAVIDSON: If delivery order
18 4 comes up with enough that a bio-cell is
19 warranted and you're still working on delivery
20 order 3, are you then going to pull all that back
21 out and --

22 MR. ESCH: At that time once they
23 write -- once they're done with phase 2 and know
24 the exact quantities that they're going to have to
25 deal with, one of the other options is -- I mean,



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1 they'll run a cost analysis on whether it's more
2 effective to haul this material to the landfill as
3 well or to build a -- or to do a combination 2,500
4 cubic yard bio-cell plus hauling some of the other
5 stuff to the landfill.

6 MS. DAVIDSON: Well, I'm not
7 comfortable with a notice to proceed when you're
8 obviously going to have to stockpile it and --

9 MR. ESCH: They're not going --
10 no. Under delivery order 3 they are not going to
11 stockpile.

12 MS. DAVIDSON: They're going to
13 dig it and haul it that day; there's no stockpile?

14 MR. ESCH: No. There's only
15 sampling that's going to be done out there during
16 the first phase to find out -- first, we don't
17 even know how much we have out there so they've
18 got to run some soil borings down there and define
19 the quantity first at site 8. After they've
20 defined the quantity they can wait to whenever
21 they have to -- however long they have to wait
22 before they put the first scoop in there and
23 decide where to take it.

24 MS. DAVIDSON: Do you have to
25 issue a second notice to proceed to get that



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1 removed, or is that --

2 MR. ESCH: No, that's --

3 MS. DAVIDSON: -- encompassed in
4 the first notice to proceed?

5 MR. ESCH: That's encompassed in
6 the first notice to proceed. What I'm saying is
7 if the comments are not resolved to your
8 satisfaction we can issue a stop order before they
9 put the shovel in the ground.

10 MR. GELLER: Why don't you
11 condition your notice to proceed to go up to that
12 point?

13 MR. ESCH: We could do that.

14 MR. GELLER: To delivery order 3
15 or something like that.

16 MR. ESCH: Right.

17 MR. GELLER: Then there's no
18 question of misinterpretation of what we're
19 approving.

20 MR. ESCH: We could definitely do
21 that. We could issue what we call a limited
22 notice to proceed up to the point where you put a
23 shovel in the ground.

24 MR. GELLER: That sounds good.

25 MS. DAVIDSON: Yeah.

1 MR. ESCH: Do you have a problem
2 with that?

3 MS. DAVIDSON: No.

4 MR. ESCH: Okay.

5 MR. GELLER: Our concern is that
6 if your remedial actions for the POL yard are
7 going to be suitable for similar soil you may not
8 have to do treatability studies and all these
9 other activities over 1,000 yards. It may be
10 better to move it 50 feet and put it in the
11 bio-cell.

12 MR. ESCH: Right. The only
13 problem becomes -- is that the treatability
14 studies costs are so high that it only becomes
15 cost effective to do that --

16 MS. DAVIDSON: Right.

17 MR. ESCH: -- at over 1,000
18 yards.

19 MR. GELLER: I understand.

20 MR. ESCH: Okay.

21 MR. GELLER: You're also not
22 always required to do treatability studies. If
23 you can fairly characterize the contaminants and
24 there is a similarity to other treatability
25 studies it's not my understanding that you have to



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1 run treatability studies every time you do proven
2 technology.

3 MR. KOKE: That's true.

4 MR. ESCH: The comments back from
5 MDNR had basically said where is the treatability
6 study in this.

7 MS. DAVIDSON: Well, or
8 assurances that you think this is going to work.

9 MR. ESCH: We are responding to
10 that comment.

11 MR. KOKE: Just what you said
12 there, by responding just what you said there.

13 MR. ESCH: Not for every case.

14 MR. GELLER: Assuming that you
15 can prove that the similarities of the soil, the
16 contaminants, the levels, we want to know why you
17 go left versus right.

18 MS. DAVIDSON: Isn't there a
19 cookbook on POL remediation in PRECA, Presumptive
20 Remedies --

21 MR. ESCH: One of the problems --

22 MR. KOKE: I've never seen one.
23 I can check that if you wish.

24 MR. ESCH: We don't know what
25 product is out there in the first PD 680 solvents

1 or if it's a jet fuel or what kind of petroleum
2 product they witnessed.

3 MR. GELLER: So essentially we're
4 giving you notice to proceed to find out that
5 information.

6 MR. ESCH: All I can be sure of
7 is it floats and smells like petroleum.

8 MR. GELLER: Okay.

9 MR. ESCH: Another item, I have
10 discovered that not every facility on our base is
11 owned by the Air Force. There are some facilities
12 such as water tanks, fluorination station pump
13 houses, that are owned by Kansas City Water
14 Department. There are banks of transformers and
15 electrical distribution houses and such that are
16 owned by Missouri Public Service or whomever. So
17 on one of the examples would be in a recent
18 meeting it was mentioned that there was a concern
19 about a gasoline tank at a building. That
20 particular building is not owned by us, it's owned
21 by the Kansas City Water Department, and so we
22 really have no jurisdiction on what they do inside
23 that building because they own the property, they
24 own the tanks, they own the fluorination.

25 MS. DAVIDSON: Could you be a



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1 little clearer, tell me which building.

2 MR. ESCH: There was a building,
3 938, that entire building and all the amenities
4 associated with it are owned by the Kansas City
5 Water Department and so are several water tanks up
6 here (indicating). When we had discussed in our
7 meeting that Glenn had said there was an
8 additional concern about a 100-gallon gasoline
9 tank at that particular building that we had noted
10 in our file, we discovered that we don't own it.
11 We don't own any of the utilities or amenities to
12 that particular building.

13 MS. DAVIDSON: When did it
14 transfer?

15 MR. ESCH: 1985 or earlier.

16 MS. DAVIDSON: Does that make it
17 a FUDS?

18 MR. ESCH: A 100 gallon tank?

19 MS. DAVIDSON: The site make it a
20 Formally Utilized Defense Site?

21 MR. ESCH: It was formally
22 utilized by the Defense Department.

23 MS. DAVIDSON: What's the year
24 cut off on that, Bob?

25 MR. GELLER: I don't know off the

1 top of my head. I guess one of the key components
2 is you've identified areas that we've been dealing
3 with that are not actually your property. You
4 need to I guess provide us a list because it's
5 definitely not part of the BRAC process, we're not
6 involved in looking at any of those contaminants
7 in dealing with the Air Force as the owner. We
8 will deal with whoever the owners are and the
9 Department of Defense in general if those are
10 contaminated. There are a lot of other areas out
11 here --

12 MR. ESCH: There was a question
13 if the tank had been removed or not. The files
14 the base had said with a magnetic or magnetometer
15 there was -- they could not -- couldn't see the
16 tank there so they couldn't really say whether it
17 had been removed.

18 MR. GELLER: The question is
19 almost moot. If the property is not yours, then
20 we're talking to the wrong party.

21 MR. ESCH: Right.

22 MS. DAVIDSON: So if you give us
23 the list and if we want further action we'll take
24 it to the corps and ask them to look into it.

25 MR. ESCH: Right.



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1 MR. ESCH: I guess this is
2 something for MDNR to go back home with and find
3 out what happened. In November last year Glenn
4 Golson and MDNR came out to collect some samples
5 at the formerly -- the proposed IRP site or FUD
6 site for the corps, that fourth tank. They came
7 out in a van and collected four hand-augered
8 borings from inside the tank. I was informed that
9 two of them did detect something, I don't know
10 what, and two of them were -- the samples were
11 just discarded, I don't know, so there's really no
12 information on that.

13 I've been trying to find a field
14 sampling plan for that, a health and safety plan
15 for that. When I observed it there wasn't any
16 drum that they had in the back of the van to
17 contain any waste if they found it. They were not
18 in level B or any noticeable -- D or any
19 noticeable level of clothing. The drill cutting
20 volcanoes are still there where they hand augered
21 and just left the drill cuttings there. There's
22 no slurry in the holes. I do not know if they
23 called 1-800-DIG-RITE to make sure that they
24 weren't going to hit any gas lines or water
25 mains. I can't tell because we -- I haven't found



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1 that information. And I don't believe that taking
2 your boot on the hand auger and knocking off the
3 cuttings and then going over to another boring
4 site is the -- protects you from cross
5 contamination in the bore holes or would be a
6 proper cleaning method between your augers.

7 MS. DAVIDSON: You were there for
8 that?

9 MR. ESCH: I observed this. So
10 I'm kind of concerned that, you know, I get a lot
11 of comments on the quality, the drill cutting
12 plans and things like this, yet I observe my
13 regulator doing the exact opposite. It causes me
14 as a citizen concern, and I'd like somebody to
15 look into that.

16 MR. GELLER: Okay.

17 MS. DAVIDSON: We'll do that.

18 MR. GELLER: Have you informed
19 the corps of this, or Kansas City. I guess this
20 is the first they've heard. It's their property.

21 MR. ESCH: Right. It's their
22 property, and I have asked a few people in -- in
23 Kansas City if they've got health and safety plans
24 from MDNR so that they knew what was going on or
25 field sampling plans, et cetera.

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1 MR. GELLER: So are you asking
2 for all this? We will surely provide you with the
3 information, the health.

4 MR. ESCH: If it's available.

5 MR. GELLER: You're requesting
6 it, okay.

7 MR. ESCH: Right.

8 MR. GELLER: Okay.

9 MS. DAVIDSON: Use the emergency
10 response team.

11 MR. GELLER: Yeah, I know because
12 we know we can provide you with most of that
13 stuff, it's standard, it is a basic plan that they
14 utilize to sample most of those areas. So, yeah,
15 for the most part we can provide you with most of
16 that information.

17 MR. ESCH: Okay.

18 MR. ESCH: That's about it for
19 me. Is there any other questions or agenda items
20 that you want to talk about? We do have to do
21 those VSIs, and we need allow some time for that.

22 MR. GELLER: No other questions
23 at this time.

24 MR. KOKE: No, I don't have any
25 items.



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1 MR. LODATO: I have one item.
2 We're doing the air show so we're going to start
3 coordinating the display booths and things like
4 that so we'll be doing that in the very near
5 future.

6 MS. DAVIDSON: Have you received
7 a call from DNR?

8 MR. LODATO: No.

9 MR. KOKE: I plan on using the
10 same people, Charlie Chipmunk, and I'd like to
11 bring the MIC out, as we call it, like we did the
12 last time. Actually we'd like the same spot if
13 that's possible because it did allow Charlie to
14 draw people into the hangar.

15 MR. LODATO: I'd like to schedule
16 the next meeting, and Wednesdays and Thursdays are
17 good for you, Mr. Koke?

18 MR. KOKE: Tuesdays, Wednesdays
19 and Thursdays.

20 MR. LODATO: Tuesdays, Wednesdays
21 and Thursdays.

22 MR. KOKE: We're to be sent home
23 on Monday. We're shutting down on Monday.

24 MR. GELLER: Forever?

25 MR. KOKE: No, couple of days

1 probably.

2 (Whereupon, a discussion was held
3 off the record.)

4 MR. LODATO: What would be a good
5 day for you?

6 MR. GELLER: What week are you
7 proposing?

8 MR. LODATO: How about the middle
9 of the month. Here it is the 14th already.

10 MS. DAVIDSON: How about the
11 11th.

12 MR. ESCH: We have something
13 going on one of those days.

14 MR. KOKE: April 14th, 15th and
15 16th aren't good. Can we make it the following
16 week because there's a public meeting in Des
17 Moines, a BRAC closure.

18 MR. ESCH: That's possible. That
19 next -- that week we have our peer review, and we
20 have -- all of our projects for '97 are due.

21 MS. DAVIDSON: What's the date on
22 the review for the POL delivery order 4?

23 MR. ESCH: The date.

24 MS. DAVIDSON: Closing date on
25 comments?

1 MR. ESCH: To tell you the truth,
2 I'd have to go back to the --

3 MS. DAVIDSON: Okay. We've got
4 it.

5 MR. GELLER: We're trying to look
6 at correlating the dates of when we would be
7 responding to comments so if Wayne Mizer is here,
8 whoever needs to be here to respond we can talk
9 about those issues and expedite that.

10 MS. DAVIDSON: It seems to me it
11 was like April 8th.

12 MR. ESCH: Early April.

13 MS. DAVIDSON: April 8th.

14 MR. ESCH: If that was the date
15 then he would have the opportunity to send it to
16 his technical folks, get a review back and he
17 would be versed on it when he was here.

18 MR. GELLER: By the 11th or 15th
19 or something like that?

20 MR. KOKE: What day of the week
21 is it? Is the 14th of April a Tuesday or
22 Wednesday?

23 MS. DAVIDSON: Sunday.

24 MR. ESCH: 14th is a Sunday.

25 MR. KOKE: Yeah, I think the 11th



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1 will be. I'll get back with you tomorrow morning
2 if it's not.

3 MR. ESCH: Will the B-7 parcel
4 probably have comments coming in on that by that
5 day of the 620-A tank?

6 MS. DAVIDSON: You should have
7 that reasonably soon. We're looking at it today I
8 guess.

9 MR. ESCH: Okay.

10 MR. LODATO: Well, with no final
11 comments, we'll adjourn, and, Dennis, would you
12 like to accompany us on the visual site?

13 MR. WILMSMEYER: I'd like to, but
14 I don't think we'll be able to.

15 MR. LODATO: Thank you.

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C E R T I F I C A T E

I, Tammy J. Gerstner, a Notary Public
of Jackson County, State of Missouri, do hereby
certify that I appeared at the time and place
first hereinbefore set forth, that I took down in
shorthand the entire proceedings had at said time
and place, and that the foregoing constitutes a
true, correct and complete transcript of my said
shorthand notes.

TAMMY J. GERSTNER, R.P.R., C.S.R.
Notary Public, Jackson County
State of Missouri

My Commission Expires: November 17, 1997

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